

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Durham Consortium State: NC

PJ's Total HOME Allocation Received: \$18,132,394 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	18		
Program Progress:							
% of Funds Committed	81.63 %	89.36 %	17	90.66 %	5		9
% of Funds Disbursed	74.49 %	81.30 %	14	81.06 %	12		18
Leveraging Ratio for Rental Activities	0.23	6.07	16	4.62	4		5
% of Completed Rental Disbursements to All Rental Commitments***	85.99 %	87.53 %	14	81.27 %	31		31
% of Completed CHDO Disbursements to All CHDO Reservations***	36.30 %	70.97 %	17	68.23 %	7		10
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	29.52 %	77.66 %	18	79.86 %	2		2
% of 0-30% AMI Renters to All Renters***	23.81 %	36.84 %	13	44.82 %	14		16
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	73.33 %	95.87 %	18	94.65 %	3		4
Overall Ranking:				In State:	18 / 18	Nationally:	2 6
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,720	\$9,894		\$25,419	105 Units		20.90 %
Homebuyer Unit	\$26,471	\$11,266		\$14,530	217 Units		43.10 %
Homeowner-Rehab Unit	\$26,519	\$24,072		\$20,251	166 Units		33.00 %
TBRA Unit	\$6,655	\$1,758		\$3,156	15 Units		3.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Durham Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$35,061	\$80,554	\$26,345
State:*	\$67,987	\$81,398	\$25,291
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	16.9	2.3	3.6	0.0
Black/African American:	83.1	63.4	76.5	100.0
Asian:	0.0	1.4	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	31.0	19.3	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	1.9	0.6	0.0
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HOUSEHOLD SIZE:

1 Person:	80.5	13.9	36.1	46.7
2 Persons:	9.1	22.2	29.5	33.3
3 Persons:	10.4	14.8	10.8	13.3
4 Persons:	0.0	43.5	21.1	0.0
5 Persons:	0.0	3.7	1.8	6.7
6 Persons:	0.0	0.5	0.6	0.0
7 Persons:	0.0	1.4	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	75.3	18.5	11.4	66.7
Elderly:	18.2	1.9	55.4	0.0
Related/Single Parent:	5.2	32.4	6.6	33.3
Related/Two Parent:	0.0	43.1	21.1	0.0
Other:	1.3	4.2	5.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.4	0.0 [#]
HOME TBRA:	0.0	
Other:	14.3	
No Assistance:	75.3	

of Section 504 Compliant Units / Completed Units Since 2001 4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

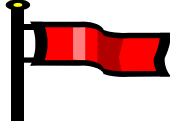
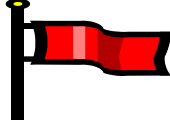
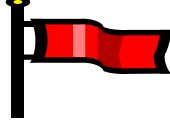
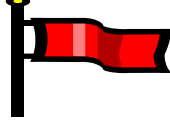
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Durham Consortium State: NC Group Rank: 2
 State Rank: 18 / 18 PJs (Percentile)
 Overall Rank: 6 (Percentile)
 Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	85.99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	36.3	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	29.52	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	73.33	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.62	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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